

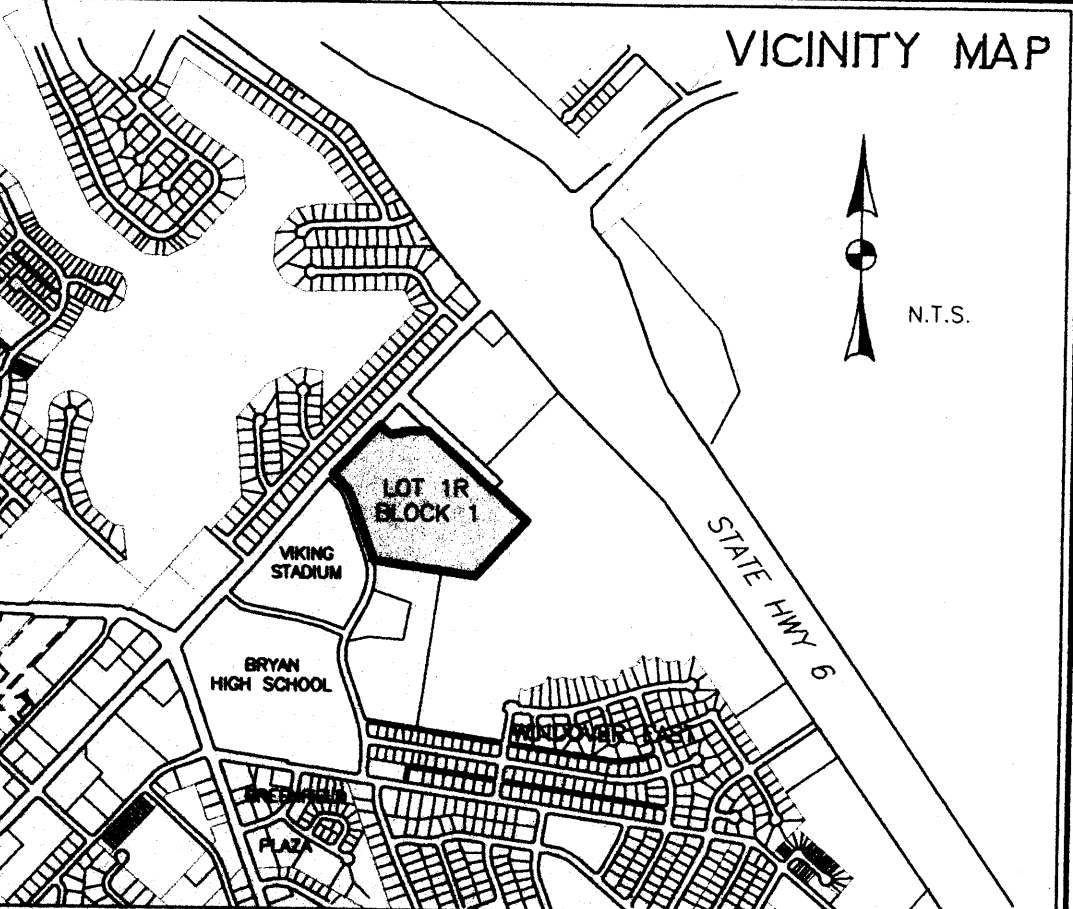
CERTIFICATION OF THE SURVEYOR
I, S. M. Kling, Registered Professional Land Surveyor No. 2003, in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property and that the metes and bounds describing said subdivision will describe a proper geographic form.



APPROVAL OF THE CITY PLANNER
I, the undersigned, City Planner and/or designated Secretary of the Planning and Zoning Commission of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the _____ day of _____, 2006.

APPROVAL OF THE CITY ENGINEER
I, the undersigned, City Engineer of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the _____ day of _____, 2006.

CERTIFICATION BY THE COUNTY CLERK
STATE OF TEXAS
COUNTY OF BRAZOS
I, Karen McQueen, County Clerk in and for said county, do hereby certify that this plat together with its certificates of authentication was filed for record in my office the _____ day of _____, 2006, in the Official Records of Brazos County, Texas, in Volume _____, Page _____.
Karen McQueen, County Clerk, Brazos County, Texas



25' ACCESS EASEMENT METES:

CURVE	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BRG
1	44°38'56"	25.00	19.48	18.99	10.27	S 23°19'28" W
2	44°42'00"	30.00	39.01	38.03	20.56	S 23°21'00" W
3	30°00'00"	20.00	31.42	28.28	20.00	S 89°18'00" W
4	44°42'00"	25.00	19.50	19.01	10.28	N 23°21'00" E
5	44°41'22"	100.00	78.00	76.04	41.10	N 23°20'41" E
6	23°38'53"	75.00	30.96	30.74	15.70	S 33°51'56" W
7	11°21'07"	10.00	19.43	16.52	14.65	S 33°38'04" E
8	30°00'00"	10.00	15.71	14.14	10.00	N 46°00'00" E
9	44°38'56"	50.00	38.96	37.59	20.53	N 23°19'28" E

25' ACCESS EASEMENT METES:

LINE	BEARING	DIST.
1	S 44°18'38" E	36.00
2	S 45°38'56" W	47.37
3	S 01°00'00" W	51.86
4	N 89°00'00" W	88.50
5	N 01°00'00" E	149.16
6	N 44°18'38" W	151.85
7	N 89°18'38" W	325.05
8	S 01°00'00" W	25.56
9	S 45°42'00" W	62.53
10	N 44°18'00" W	110.54
11	N 45°41'22" E	36.00
12	S 44°18'00" E	65.55
13	N 45°42'00" E	6.53
14	N 01°00'00" E	37.30
15	N 45°41'22" E	3.44
16	S 44°18'38" E	25.00
17	S 45°41'22" W	3.44
18	S 89°18'38" E	285.52
19	N 44°18'38" W	26.32
20	S 89°18'38" E	35.16
21	S 44°18'38" E	197.96
22	S 01°00'00" W	134.59
23	S 89°00'00" E	23.50
24	N 01°00'00" E	27.45
25	N 45°38'56" E	43.37

Amending Plat
Lot 1R, Block 1
25.257 Acres
Briarcrest Wal-Mart Subdivision
Richard Carter Survey, A-8
Bryan, Brazos County, Texas

Field notes of a 25.257 acre tract or parcel of land, lying and being situated in the Richard Carter Survey, Abstract No. 8, Bryan, Brazos County, Texas, and being All of Lot 1R, Block 1, Replat of the Amending Plat of Lot 1A, Block 1 (26.294 Acres), Briarcrest Wal-Mart Subdivision according to the plat recorded in Volume 2629, Page 301, of the Official Records of Brazos County, Texas, and being more particularly described as follows:

COMMENCING at the 1/2" iron rod found marking the north corner of Lot 2R, Block 1, of the abovementioned Replat of the Amending Plat (Vol. 2629, Pg. 301) same being at the intersection of the southeast right-of-way line of Briarcrest Drive (100' right-of-way) with the southwest right-of-way line of Freedom Boulevard (100' R.O.W.), according to the plat recorded in Volume 691, Page 785, of the Deed Records of Brazos County, Texas;

THENCE S 44° 18' 38" E along the southwest right-of-way line of Freedom Boulevard for a distance of 305.29 feet to a 1/2" iron rod set at the east corner of Lot 2R, same being the northeast corner of Lot 1R for the Point of Beginning of this description;

THENCE continuing along the southwest and southeast right-of-way lines of Freedom Boulevard as follows:

S 44° 18' 38" E 699.71 feet to a 2" iron pipe found at a south corner of Freedom Boulevard;

N 45° 41' 22" E 10.00 feet to a 2" iron pipe found in the southwest right-of-way line of the extension of Freedom Boulevard according to the plat of Briarcrest Wal-Mart Subdivision recorded in Volume 1560, Page 57, of the Official Records of Brazos County, Texas;

THENCE continue along the southwest right-of-way line of Freedom Boulevard as follows:

S 44° 18' 38" E 325.00 feet to a 2" iron pipe found for the beginning of a curve concave to the northeast, having a radius of 2858.65 feet;

Southeasterly along said curve, for an arc length of 36.06 feet to a 2" iron pipe found; the chord bears S 44° 40' 19" E 36.06 feet;

THENCE S 45° 41' 22" W parallel with Briarcrest Drive, for a distance of 593.62 feet to a 2" iron pipe found in the northeast line of a 20.483 acre tract described in the deed from Windover Company of Bryan to Bryan Independent School District, recorded in Volume 1560, Page 57, of the Official Records of Brazos County, Texas;

THENCE N 78° 09' 11" W along the northeast line of the beforementioned 20.483 acre tract, at a distance of 270.74 feet, pass a 1/2" iron rod found marking the north corner of the said 20.483 acre tract, same being the east corner of a 4.00 acre tract described in the deed to Bryan Independent School District recorded in Volume 355, Page 363, of the Deed Records of Brazos County, Texas, continue along the northeast line of said 4.00 acre tract, at a distance of 375.11 feet, pass a 2" iron pipe found at the south corner of the beforementioned Lot 1A, Block 1, Amending Plat of Briarcrest Wal-Mart Subdivision, continue on for a total distance of 808.71 feet to a 2" iron pipe found in the east right-of-way line of Oak Ridge Drive (60' right-of-way), same being in a curve concave to the west, having a radius of 464.15 feet;

THENCE along the east right-of-way line of Oak Ridge Drive, as follows:

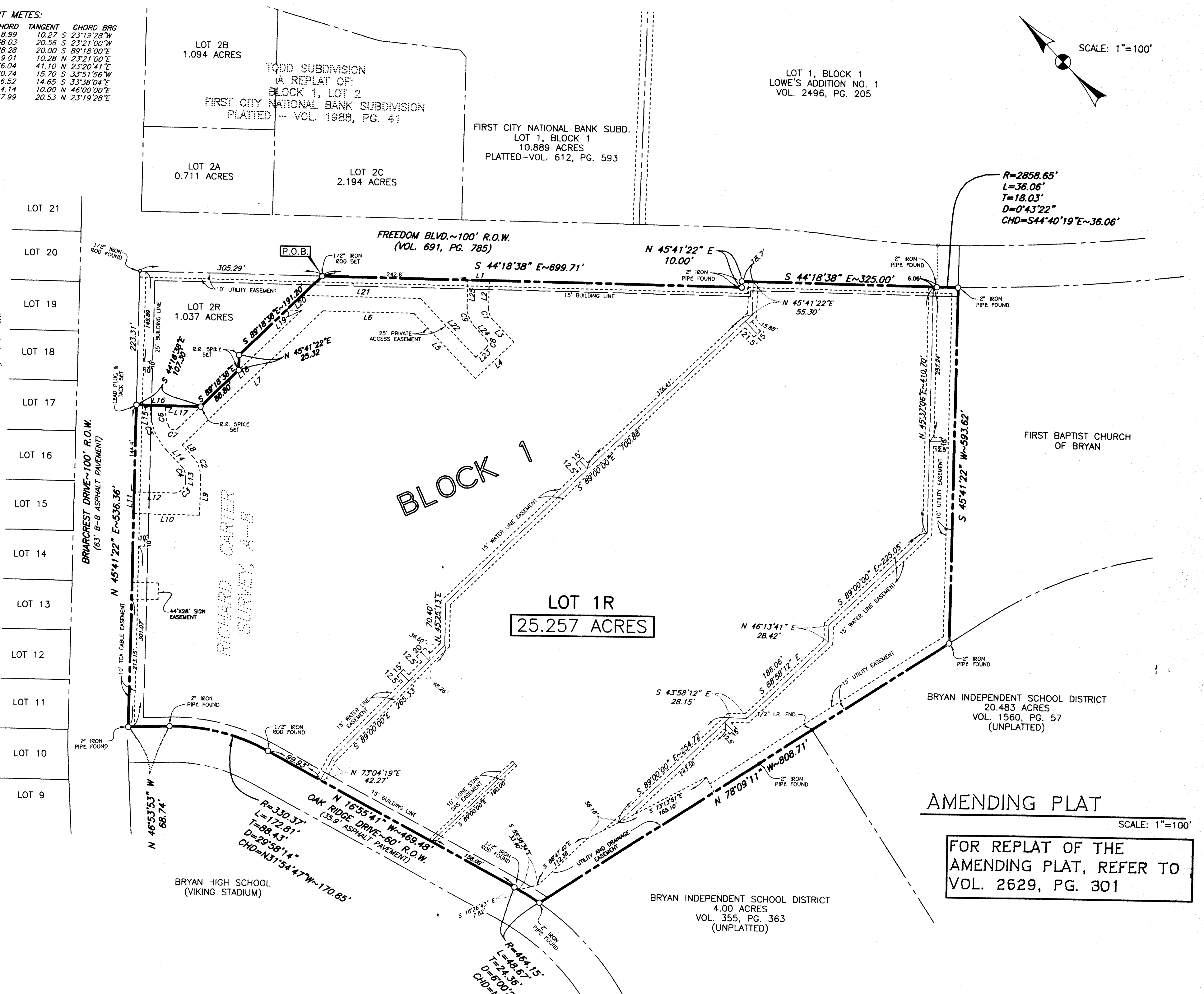
Northwesterly along said curve, for an arc length of 48.67 feet to a 1/2" iron rod found marking the end of this curve, the chord bears N 13° 55' 28" W 48.64 feet;

N 16° 55' 41" W 469.48 feet to a 1/2" iron rod found marking the beginning of a curve, concave to the southwest, having a radius of 330.37 feet;

Northwesterly along said curve, for an arc length of 172.81 feet to a 2" iron pipe found for the end of this curve, the chord bears N 31° 54' 47" W 170.85 feet;

N 46° 53' 53" W 68.74 feet to a 2" iron pipe found at the west corner of the beforementioned Lot 1A, Block 1 - 26.294 Acres, same being the intersection of the northeast right-of-way line of Oak Ridge Drive with the southeast right-of-way line of Briarcrest Drive;

THENCE N 45° 41' 22" E along the southeast right-of-way line of Briarcrest Drive, for a distance of 536.36 feet to a land plug & tack set;



OWNER'S ACKNOWLEDGMENTS AND DEDICATIONS

STATE OF ARKANSAS
COUNTY OF BENTON

I, John Thompson, Senior Realty Manager of Wal-Mart Stores, Inc., Owner and Developer of Lot 1R, Block 1, Amending Plat of Lot 1A, Block 1, Briarcrest Wal-Mart Subdivision, Volume 1917, Page 7 of the Official Records of Brazos County, Texas, and designated herein as Replat of the Amending Plat, Lot 1A, Block 1, Briarcrest Wal-Mart, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements, and public places thereon shown for the purpose and consideration therein expressed.

Owner - John Thompson, Senior Realty Manager
Wal-Mart Stores, Inc.

STATE OF ARKANSAS
COUNTY OF BENTON

Before me, the undersigned authority, on this day personally appeared John Thompson, Senior Realty Manager of Wal-Mart Stores, Inc., known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein stated. Given under my hand and seal this _____ day of _____, 2006.

Notary Public in and for the State of Arkansas

Printed Name: _____
My Commission Expires: _____

THE PURPOSE OF THIS AMENDING PLAT IS TO MODIFY THE SOUTHERN 10' WIDE WATER LINE EASEMENT. THERE ARE NO CHANGES TO THE PERIMETER BOUNDARY LINE OF LOT 1R.

Notes:

- The subject tract is located upstream from the "Limit of Study" according to the Flood Insurance Rate Map of Brazos County, Texas and Incorporated Areas, Community No. 480082, Panel No. 0142 C, Effective Date: July 2, 1992, therefore no definitive floodplain statement can be made.
- Basis of bearings is the southwest line of Freedom Blvd. as recorded in Volume 691, Page 785 with a bearing of S 44°18'38" E.
- 1/2" iron rods or 2" pipe set or found at all corners.
- There shall be a 5 foot sideline and rear setback line on all lot lines
- Land use is Retail.

AMENDING PLAT
LOT 1R, BLOCK 1
BRIARCREST WAL-MART SUBDIVISION
25.257 ACRES

RICHARD CARTER SURVEY, A-8
BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1"=100' FEBRUARY, 2006

OWNER & DEVELOPER:
WAL-MART STORES, INC.
JOHN THOMPSON, SENIOR REALTY MANAGER
702 SOUTHWEST 8th STREET
BENTONVILLE, ARKANSAS 72716
PHONE: (479) 277-1159

PREPARED BY:
KLING ENGINEERING & SURVEYING
4101 TEXAS AV. + P.O. BOX 4234 + BRYAN, TEXAS + PH.979/846-6212

Received

MAY 19 2006

Development & Engineering Services

AP06-04 #2